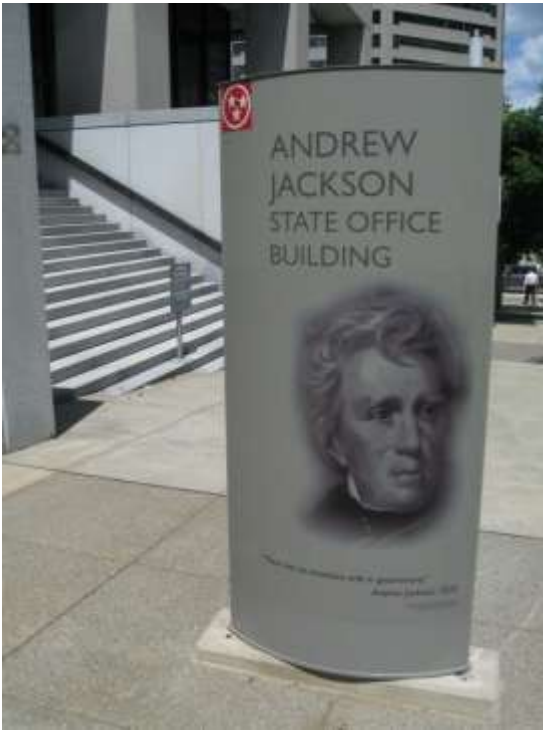


Individual Property #5

Andrew Jackson Building



General Description

The Andrew Jackson State Office Building is a 17 story high rise in Downtown Nashville, Tennessee and was completed in 1969.

Location: 500 Deaderick St.; Nashville, Tennessee 37243

Architect: Taylor and Crabtree

Overall Evaluation

The Andrew Jackson State Office Building includes an expansive main lobby located on the second floor. Main pedestrian traffic enters through the lower level for security monitoring. Exiting to either side of the formal elevator lobby will lead to a large scale monumental space, which is actualized by the enveloping curtain wall.

Large format granite wall cladding incorporates inset vertical wood panels to indicate areas of specific attention relative to the central core. Monolithic floor with regular control joints add to the vacant sense of space. Upper floors need upgraded lighting and finishes.

Individual Spaces

Main Lobby



Main Lobby



Entrance to FA Office



Wood Panel – Granite Wall Detail



Typical Rotating Door Entries



Elevator Lobby Ceiling Detail



Main Elevator Lobby

Detailed Recommendations

Floor

- Replace floor with a contrasting terrazzo color.

Wall

- Clean and polish existing granite wall cladding- damaged outside corners of granite shall be repaired.

Ceiling

- Replace existing ceiling with material appropriate for interior and exterior application.
- Elevator lobby ceiling shall be replaced with Armstrong; Infusions or equal.
- Energy efficient fixtures will replace existing can lights.

Elevator Lobbies



Detailed Recommendations

Floor

- Replace Flooring and base. Design should be consistent for every floor.

Walls

- Replace existing paint and applied wood trim with Paint.
- Typical per floor- All elevator cab doors and trim shall be re-painted.

Ceiling

- Maintain gypsum perimeter detail for cove light.
- Include 2' x 2' acoustical ceiling tile inside the perimeter with direct/indirect fixtures.

Public Toilets



Toilets Compartments



Entry to staff shower



Ceramic Tile Detail



Wall Mounted Fixtures

Floor

- All floor material and base shall be replaced porcelain tile (12" x 12" or greater) to reduce the amount of grout joints.

Wall

- Ceramic Wall Tile shall be used on all wet walls in a color/pattern coordinating with floor tile selection.
- Latex Semi-Gloss Paint shall be used on all wall surfaces where ceramic wall tile is not used.

Ceiling

- Re-finish Gypsum Ceiling
- Existing light fixtures shall be replaced with recessed cans for ambient light.

Fixtures

- All wall mounted toilets should be changed out to floor mounted fixtures - accommodating a higher weight capacity.
- Toilet Compartments can be replaced with stainless steel or a comparable material.
- Replaced plumbing fixtures shall be hand's-free efficient and water efficient.

FA Office



Entry



Work Areas



Private Office



Work Area

Floor

- Replace carpet and base

Wall

- Re-Paint

Ceiling

- Replace all Acoustical Ceiling Tile
- Existing light fixtures shall be replaced with recessed cans for ambient light and indirect light fixtures for additional light levels.

Furniture

- All systems furniture in the general open work area needs to be replaced.

Snack Area



Floor

- Replace Vinyl Composition Tile and Base

Wall

- Re-Paint – Install Ceramic Wall tile behind sink/wet areas
- Re-finish Wood Paneling

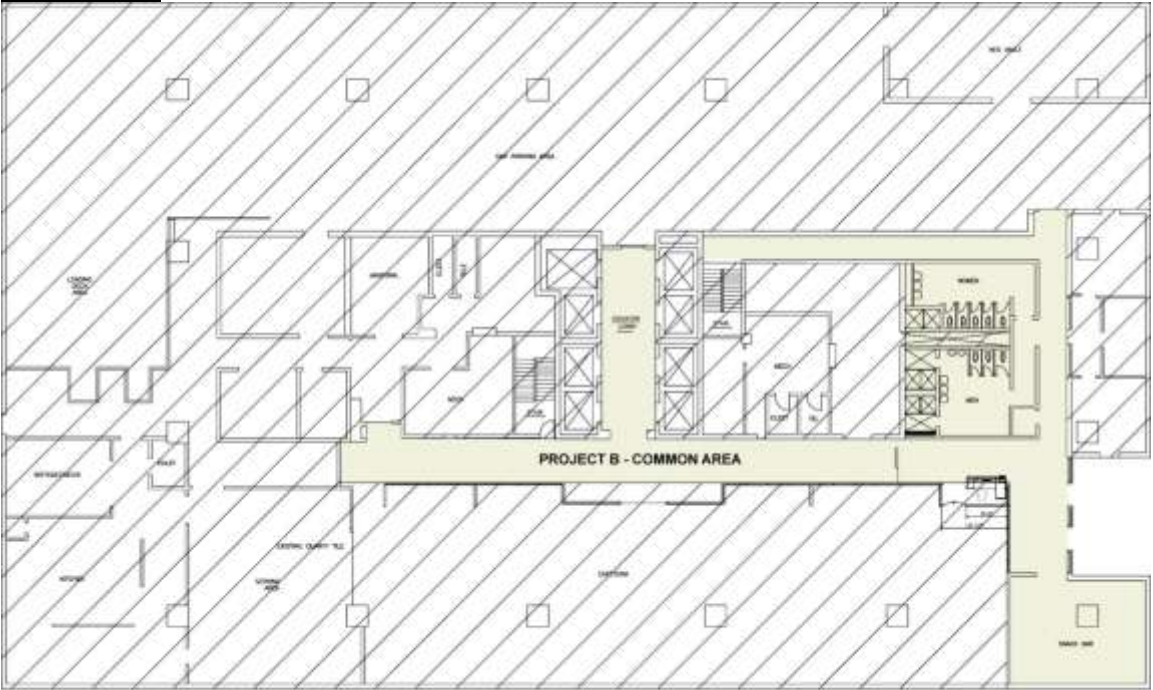
Ceiling

- Replace acoustical ceiling tile and grid.
- Existing light fixtures shall be replaced with recessed cans for ambient light and indirect light features for additional light levels.

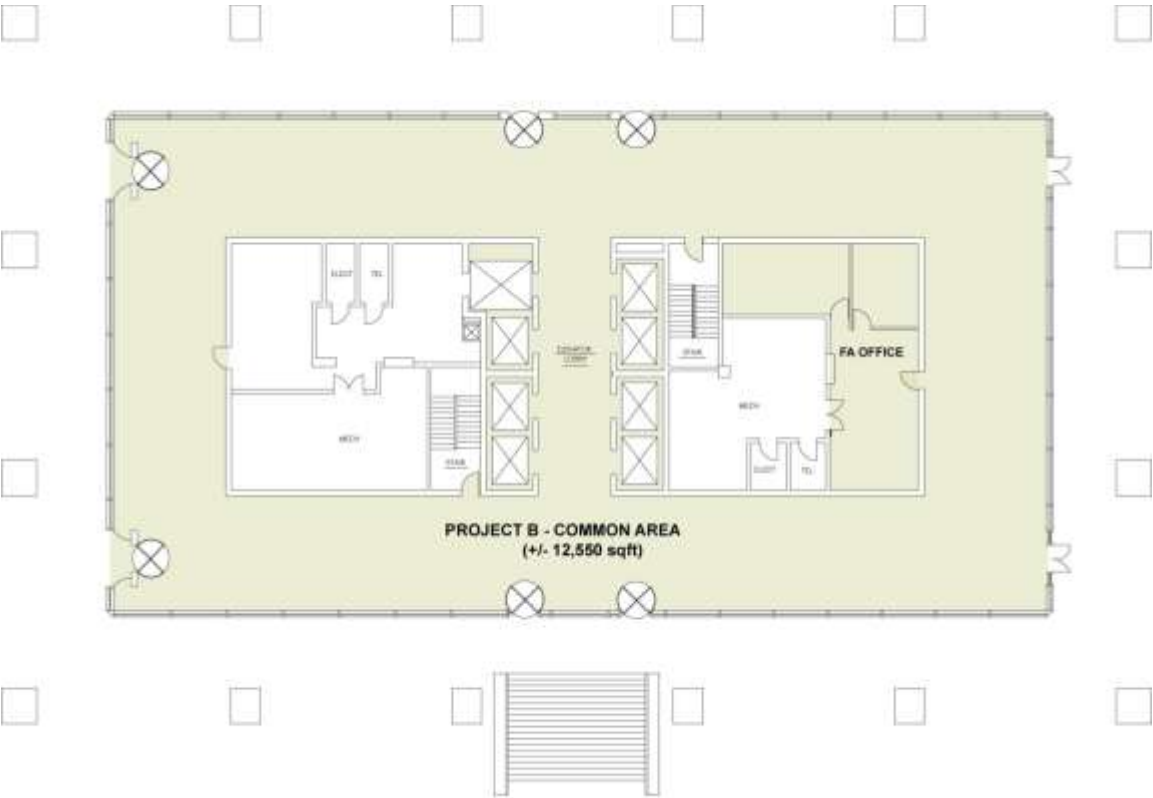
Furniture

- Replace table and chairs
- Modify Trash receptacles and add recycling
- Replace casework

Floor Plans



ANDREW JACKSON BUILDING (GROUND FLOOR)
SCALE: 1/8" = 1'-0"



ANDREW JACKSON BUILDING 1ST FLOOR
SCALE: 1/8" = 1'-0"

Typical Upper Floor Plan

